Davidson County DEEDWARR
Recvd: 07/26/07 09:23 2 pgs
Fees:13.00 Taxes:1480.00
20070726-0088673

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201 (615) 353-0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **NSHE Ripon, LLC** **701 Fourth Avenue South** **Nashville, TN 37203**	SEND TAX BILLS TO: **SAME**	MAP-PARCEL NUMBERS: **09314046700**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is acknowledged, I

JAMES B. ALTMAN, sole Trustee, or his successors in trust, under the JAMES B. ALTMAN LIVING TRUST, dated December 1, 1993, and any amendments thereto

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto

NSHE Ripon, LLC, an Arizona limited liability company

HEREINAFTER called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, described as follows, to-wit:

BEING a tract of land lying in Nashville, Davidson County, Tennessee, and being part of Lots 40 and 41 on the plan of Barrow Grove Addition to Nashville, Tennessee, as of record in Plat Book S, page 279, and being the Tankard Company property as of record in Book 7325, page 358, and being bounded on the north by the south right-of-way of Elm Street, on the east by the west right-of-way of Fourth Avenue South, on the south by the Howard Youree property as of record in Book 1580, page 443, and on the west by the east right-of-way of alley number 146 and being more particularly described as follows:

Beginning at a building corner at the intersection of the south right-of-way of Elm Street and the west right-of-way of Fourth Avenue South;
Thence with the face of the building south 25 deg. 07 min. 04 sec. east, 31.00 feet to a building corner common with Youree;
Thence with the face of the building and Youree south 64 deg. 43 min. 30 sec. west, 165.20 feet to a building corner at the intersection at the east right-of-way line of alley number 146;
Thence with the face of the building and the right-of-way of alley number 146 north 25 deg. 07 min. 04 sec. west, 31.00 feet to a building corner at the intersection of the south right-of-way of Elm Street;
Thence with the face of the building and the right-of-way of Elm Street north 64 deg. 43 min. 30 sec. east, 165.20 feet to the point of beginning.

Containing 5,121 square feet (0.118 acres more or less).

BEING the same property conveyed to James B. Altman, sole Trustee, or his successors in trust, under the James B. Altman Living Trust, dated December 1, 1993, and any amendments thereto, by warranty deed from Jerry C. Pendergrass, unmarried, of record in Book 11341, Page 874, Register's Office for Davidson County, Tennessee.

This is improved (x) property known as **701 Fourth Avenue South, Nashville, Tennessee 37203.**
unimproved ( )

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said GRANTEE, their heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 18th day of July, 2007.

JAMES B. ALTMAN, sole trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **JAMES B. ALTMAN, sole trustee**, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 18th day of July, 2007.

State of IN
Marion County
Commission Jan 11, 2010

NOTARY PUBLIC
My Commission Expires: Jan 11, 2010

NOTARY PUBLIC INDIANA

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $400,000.00.

AFFIANT

Sworn to and subscribed to before me this 18th day of July, 2007.

TARA HAWLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

NOTARY PUBLIC

My Commission Expires: